

PH21.11 Subcommittee on the Protection of Affordable Rental Housing

Deputation presented by Toronto St. Paul's Tenant Associations Network

Councillor Paula Fletcher, recommends that the Planning and Housing Committee re-establish the Subcommittee on the Protection of Affordable Rental.

Term of Reference “b” for the Subcommittee on the Protection of Affordable Rental Housing states:

b. Develop standards and guidelines to better align Toronto Buildings notices and orders to comply with the standards set in the Residential Tenancies Act

The City of Toronto Property Information Report offers information regarding issued building permits on file, the status of inspections and any outstanding orders as they relate to the [Ontario Building Code](#), [Zoning By-law](#) and/or [Property Standards By-law](#).

The Property Standards Bylaw sets the standards for all properties in Toronto. All property owners are required to repair and maintain their property including owners of properties that are rented out.

Property Standards in Apartment Buildings is under the jurisdiction of [RentSafeTO: Apartment Building Standards](#) which is a bylaw enforcement program that ensures apartment building owners comply with building maintenance standards.

The Program applies to apartment buildings with three or more storeys and 10 or more units.

A Supplementary Report responding to directives from the December 8, 2020 Planning and Housing Committee presented a report to the December 16, 2020 meeting of City Council with available performance data on RentSafeTO .

The available performance data on the RentSafeTO program was not discussed at the December 18th meeting of City Council.

We have prepared the following table using the data available in the supplementary report

	Enforcement Actions taken on RentSafeTO			
	Service Requests			
	2017	2018	2019	2020
actions				
orders to comply and notices	1007	1075	711	395
Part 1 fines	13	114	94	17
Pat 3 Summons	36	88	42	49
Remedial Action	4	1	10	1
total actions	1060	1278	857	462
total service requests	6117	6941	7229	5059
% of service requests resulting in an action	17.33%	18.41%	11.86%	

The results show that between 11.86% and 18.41% of service requests and building audits in 2017 to 2019 (Pre-Pandemic) resulted in an enforcement action, that is, an Order to Comply, Notices, Part 1 Fines, Part 3 Summons or a Remedial Action.

It is extremely puzzling that less than 20% of service requests and building audits resulted in an enforcement action by RentSafeTO Bylaw Enforcement Officers.

We are therefore requesting that an additional Term of Reference be added to the work of Subcommittee on the Protection of Affordable Rental Housing. That is:

Examine the performance data of the RentSafeTO Program to determine whether any additional operational procedures or other measures are required during RentSafeTO Bylaw Enforcement Officers investigations of service requests and building audits.